102.0	0002	0015.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,029,900 / 1,029,900
					USE VALUE: 1,029,900 / 1,029,900
					ASSESSED: 1,029,900 / 1,029,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLAGHER BRYAN F & REBECCA K
Owner 2:	
Owner 3:	
Street 1:	173 MOUNTAIN AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MIRANDA PATRICIA/MICHAEL R JR -
Owner 2:	-
Street 1:	173 MOUNTAIN AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Clapboard Exterior and 2372 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	609,900		420,000	1,029,900
Total Card	0.138	609,900		420,000	1,029,900
Total Parcel	0.138	609,900		420,000	1,029,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.19 | /Parcel: 434.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	65798
GIS Ref	
GIS Ref	
Insp Date	01/18/18

!8156!

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	609,900	0	6,000.	420,000	1,029,900	1,029,900	Year End Roll	12/18/2019
2019	101	FV	470,200	0	6,000.	426,000	896,200	896,200	Year End Roll	1/3/2019
2018	101	FV	492,700	0	6,000.	318,000	810,700	810,700	Year End Roll	12/20/2017
2017	101	FV	196,700	900	6,000.	288,000	485,600	485,600	Year End Roll	1/3/2017
2016	101	FV	179,800	900	6,000.	276,000	456,700	456,700	Year End	1/4/2016
2015	101	FV	178,900	900	6,000.	234,000	413,800	413,800	Year End Roll	12/11/2014
2014	101	FV	178,900	900	6,000.	222,000	401,800	401,800	Year End Roll	12/16/2013
2013	101	FV	178,500	900	6,000.	211,200	390,600	390,600		12/13/2012

PRINT

Date	Time
12/10/20	22:44:18

LAST REV

Date	Time
02/08/18	16:35:25
mmcmakin	
8156	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIRANDA PATRIC	54912-102		6/29/2010		409,000	No	No		
MIRANDA PATRIC	52859-143		5/27/2009	Family	99	No	No		
MIRANDA MICHAEL	52859-141		5/27/2009	Family	99	No	No		
	13522-584		6/1/1978		43,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2016	289	Addition	167,000					2nd fl addition
6/13/2013	853	Wood Dec	13,000					
11/6/1996	576	Manual	3,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/18/2018	Meas/Inspect	DGM	D Mann
2/28/2017	Measured	DGM	D Mann
2/28/2017	Permit Visit	DGM	D Mann
8/22/2016	Left Notice	DGM	D Mann
8/22/2016	Entry Denied	DGM	D Mann
7/7/2016	Permit Visit	DGM	D Mann
4/30/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
12/9/2008	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65798
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	2016
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09266436
Const Adj.:	0.99989998
Adj $ / SQ:	136.569
Other Features:	114832
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611703
Depreciation:	1835
Depreciated Total:	609867

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	3
Totals			
1	6	4	

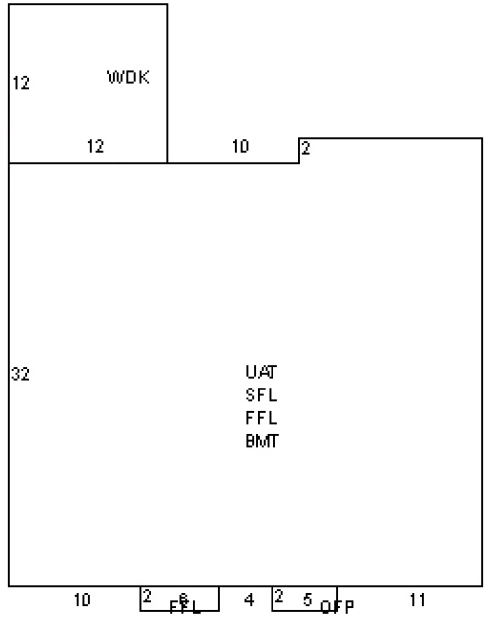
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.25
Special Features:	0	Val/Su Net:	152.44
Final Total:	609900	Val/Su SzAd	257.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,192	136.570	162,791
BMT	Basement	1,180	40.970	48,346
SFL	Second Floor	1,180	136.570	161,152
UAT	Upper Attic	295	54.630	16,115
WDK	Deck	144	12.940	1,864
OFP	Open Porch	10	44.000	440

	Net Sketched Area:	4,001	Total:	390,708	
Size Ad	2372	Gross Are	4886	FinArea	2372

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	